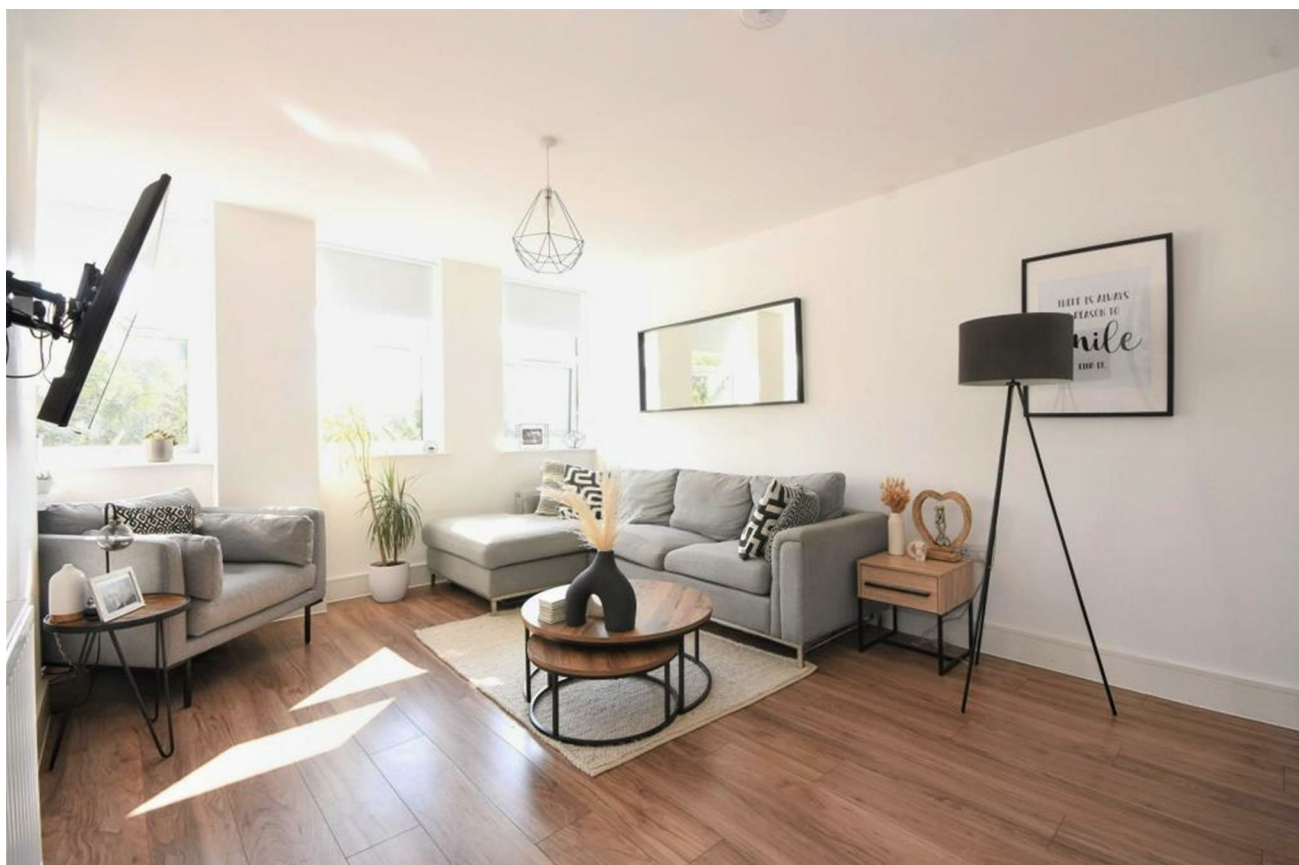




49 Baddow Road, Chelmsford

Guide Price £195,000



- Beautifully presented apartment
- Lift access to all levels, allocated parking
- Modern & contemporary kitchen
- Sought after location
- Integrated kitchen appliances
- Second floor apartment
- Integrated wardrobes to main bedroom
- Spacious Main Bedroom
- Ideal for first time buyers or investment opportunity
- Accessible to an array of restaurants, shops and bars, 0.2 miles to City Centre, 0.6 miles to railway station



Immaculately presented two-bedroom second floor flat. Offered for sale within close proximity to Chelmsford City Centre and railway station. Short distance to local amenities, pubs, restaurants and cinema. Ideal for first time buyers or investors. Accommodation boasts, secure intercom entry and lift service to all floors. Entrance hall, two bedrooms, three piece bathroom and spacious open plan lounge/kitchen. The property also has allocated parking space.

Enter the building via secure intercom entry. Lift service to all floors.

Entrance hall gives access to all rooms.

Main bedroom 11'6 x 11'6 double glazed window. Integral wardrobe.

Bedroom two 11'6 x 5'11 double glazed window.

Bathroom comprises, panel bath fitted with shower and glass splash screen door. Feature wash hand basin and close coupled wc. Tiling to walls. Tiled flooring.

Open plan lounge/kitchen 17'5 x 13'9 two double glazed windows. Wooden style flooring.

Contemporary kitchen offers a range of high gloss, two tone wall and base mounted units with matching storage drawers.

Complimentary worksurfaces with upstands housing sink. Electric hob, oven, and extractor hood. Continuation of flooring.

The property also has one allocated parking space.

Further Details:

Length of lease: 119 years remaining.

Ground Rent: £250.00 per year.

Service Charge: Approximately £2,000 per year.

Council Tax Band: C

Local Authority: Chelmsford.

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

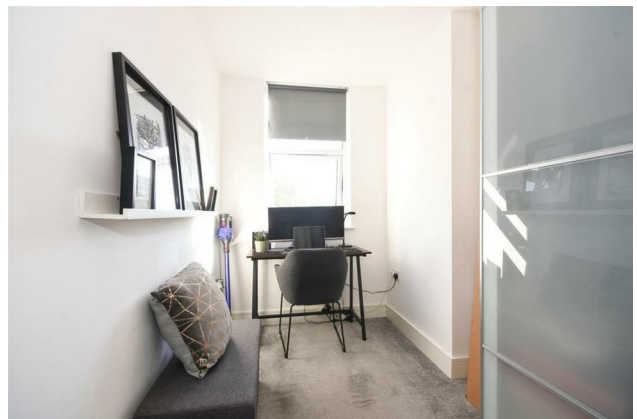
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



Floor Plan

